

Travis Pointe South Homeowners Association Board Meeting

Date: Thursday December 15, 2022
Time: 7:00 PM
Location: Offsite location

Board Members: President Eric Woods
 Vice President Wes Ichesco
 Treasurer Jim Sisung
 Secretary Jen Klein
 Grounds Royer Held

1. Call to Order
 - a. Meeting was called to order at 7:25 pm
2. Approve Agenda
 - a. Motion to approve Dec. HOA Meeting Agenda by Wes, 2nd Jim, all in favor
3. Approve Nov 2022 Minutes
 - a. Motion to approve Nov. 2022 HOA Meeting Minutes by Eric, Jim 2nd, all in favor
4. President's Report
 - a. Replacement Board Members for 2023
 - i. Doug Vredeveld
 - ii. Jon Roe
 - iii. Open- working to fill the position or we will wait for the Jan. Annual Meeting
 - iv. Elizabeth Linkous will be taking over Jen's last year of her two-year term
5. Treasurer's Report
 - a. Budget Updates
 - i. Dues- all is up to date, and paid up
 - ii. \$15.00 in negative, someone over paid
 - iii. Budget to actual
 1. Special Projects Fund9 \$9600- will allow the next board to decide what to do with it
 2. Lawn maintenance is a little higher than expected- increase of gas
 3. Legal Fees, \$280 still working on the quit claim deed
 4. \$3200 in Snow Removal- will roll over into special projects fund
 5. Tracking on as expected
 - b. Approval of Bills/Checks
 - i. No checks to sign
 - ii. Check 1290- Lee's Outdoor Services- approved via email
 - c. First Look at Next Year's Budget FY 23
 - i. Will need to look at the quote for FY23 for the ponds to adjust appropriately
 - ii. Increased Taxes Property- for the quit claim deed for the Patel property
 - iii. Look to have a final budget this month for Board to approve
 - d. CD Update
 - i. True Community (Road Fund) has been moved CD 2.52 for 3 years
 - ii. Approve, Wes Ichesco, Terri Hutter, and who will be a two-year person.

- iii. Motion to approve the Acting Treasurer, Bookkeeper, and another Board member to be on True Community Savings/CD Account, Jim 1st, Eric 2nd, all in favor

6. Grounds Report

- a. Patel Boundary Lines Updates
 - i. We are waiting on the Quit Claim Deed – Drafting and Recording
- b. Pond Contract for 2023
 - i. Looking at the quote for next year for the budget
- c. Snow Removal
 - i. Unmarked driveways? - there are 6 that do not mark their driveways
 - 1. Send a reminder to put their stakes up or they will not get their driveways done
 - ii. Contract signed
- d. French drain required at Mailbox area. Review during 2022/23 winter season
- e. Republic Services...yard waste concern brought up by Terri
 - i. Christmas Tree Removal- we will ask?
- f. Mailbox Issue: Box #2, #17-24. "Door pin is unscrewing itself and is very hard to open. I may not be able to deliver mail to those addresses much longer. Can you please take a look."
 - i. Need to get the lock fixed- Pop a Lock to have done

7. Future Business

- a. Get a saw for small projects to pass between the Boards
- b. Review of the CCRs and Bylaws with the Board member with two at large for the next Board
- c. To make all Board past minutes digital, where are we with the project

8. Updates, Announcements, & Open Floor

- a. Side "enclosed lean to" plans approval for 3228 Shadberry Ct- storage expansion to house- which will match the house
 - i. Plans were presented to the Board- see attached.
 - ii. Is attached to the house, will match the architecture of the house
 - 1. Board approves-all in favor

9. Schedule January 2023 Meeting

- a. Items to add to the agenda
 - i. How to hold January Meeting
 - 1. Tuesday, Jan. 24th at 7:00 pm via Zoom
 - ii. Topics to Discuss
 - 1. Fence Survey
 - 2. Patel Property
 - 3. Road Ceiling
 - 4. Ponds- new contract
 - 5. Tuck Pointing
 - 6. DK Services- why we employ them

10. Adjournment

- a. Meeting Adjourned at 8:48 pm